069.0	0004	0020.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	864,500 / 864,500
					USE VALUE:	864,500 / 864,500
					ASSESSED:	864,500 / 864,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		KIMBALL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIM NICHOLAS
Owner 2:	TOM SUNNY
Owner 3:	
Street 1:	20 KIMBALL RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GONCALVES ANA L -
Owner 2:	-
Street 1:	20 KIMBALL RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1962, having primarily Wood Shingle Exterior and 1926 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4637.000	471,300	1,800	391,400	864,500
Total Card	0.106	471,300	1,800	391,400	864,500
Total Parcel	0.106	471,300	1,800	391,400	864,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.76 /Parcel: 448.76

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 44446

GIS Ref

GIS Ref

Insp Date 01/10/09

!5961!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0004-0020.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	471,300	1800	4,637.	391,400	864,500		Year end	12/23/2021
2021	101	FV	455,900	1800	4,637.	391,400	849,100		Year End Roll	12/10/2020
2020	101	FV	455,700	1800	4,637.	391,400	848,900	848,900	Year End Roll	12/18/2019
2019	101	FV	377,500	0	4,637.	363,400	740,900	740,900	Year End Roll	1/3/2019
2018	101	FV	247,600	0	4,637.	363,400	611,000	611,000	Year End Roll	12/20/2017
2017	101	FV	247,600	0	4,637.	318,700	566,300	566,300	Year End Roll	1/3/2017
2016	101	FV	247,600	0	4,637.	290,700	538,300	538,300	Year End	1/4/2016
2015	101	FV	242,700	0	4,637.	257,200	499,900	499,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:04:04

LAST REV

Date	Time
10/10/19	16:58:48
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5961

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GONCALVES ANA L	69546-267		6/30/2017		810,000	No	No		
BREEN ELLEN M	27507-2		7/24/1997		231,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2017	688	Re-Roof	7,000	C				
4/15/1999	198	Addition	20,000					16X20 ROOM/BSMT

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2009	Meas/Inspect	336	PATRIOT
1/22/2002	Other Change	PM	Peter M
3/30/2000	Inspected	263	PATRIOT
10/7/1999	Mailer Sent		
10/7/1999	Measured	266	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	44446
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4637		Sq. Ft.	Site		0	70.	1.21	12									391,378						391,400	

Total AC/HA:	0.10645	Total SF/SM:	4637	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	391,378	Spl Credit		Total:	391,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	S - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.32654643
Const Adj.:	1.34986496
Adj $ / SQ:	232.786
Other Features:	80976
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528316
Depreciation:	57058
Depreciated Total:	471257

COMMENTS

SCUTTLE HOLE. OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

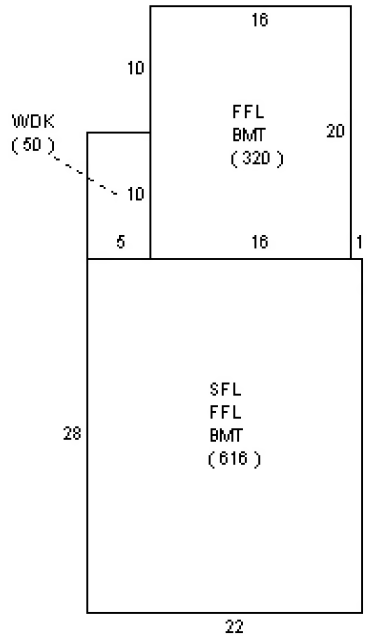
REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	232.79
Special Features:	0	Val/Su Net:	185.70
Final Total:	471300	Val/Su SzAd	303.67

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	90.790	84,976
FFL	First Floor	936	232.790	217,887
SFL	Second Floor	616	232.790	143,396
WDK	Deck	50	21.600	1,080

Net Sketched Area: 2,538 | Total: 447,339

Size Ad 1552 | Gross Area 2538 | FinArea 1926

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0004-0020.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	28X28	A	AV	2000	2.73	T	15.2	101			1,800			1,800

More: N | Total Yard Items: 1,800 | Total Special Featues: | Total: 1,800

IMAGE

AssessPro Patriot Properties, Inc